



Rex Gooding

50 Lutterell Way, West Bridgford, NG2 6HJ

Guide Price: £350,000

Guide Price £350,000 - £375,000. This traditional semi-detached home has been thoughtfully extended to provide an exceptional amount of living and sleeping accommodation, making it perfect for families seeking room to grow. The property seamlessly blends classic charm with modern functionality, offering well-proportioned accommodation throughout that will appeal to those who value both comfort and practicality.

Upon entering, you're welcomed into a hallway that leads to an impressive 20-foot living room, flooded with natural light from its double aspect windows and featuring patio doors that open directly onto the rear garden, creating a wonderful indoor-outdoor living experience. The well-appointed kitchen diner provides ample space for family meals and entertaining, whilst the separate utility room adds valuable convenience for day-to-day living. A side door offers additional access, and a ground floor WC completes the practical layout of this floor.

The first floor mirrors the generous proportions found below, offering three double bedrooms that provide flexible accommodation for a growing family or guests. The master bedroom benefits from the luxury of an en-suite, whilst a well-appointed family bathroom serves the remaining bedrooms. Each room has been designed to maximize space and natural light, creating comfortable and inviting private retreats.

Outside, the property continues to impress with generous driveway parking to the front, accommodating multiple vehicles with ease. The rear garden is a particular highlight, being south facing to capture sunshine throughout the day and offering a good-sized space for outdoor dining, children's play, or simply relaxing. The home benefits from gas central heating and double glazing throughout for year-round comfort, and is available with no upward chain, allowing for a swift and straightforward purchase.

Accommodation & Amenities

- Thoughtfully extended traditional semi-detached home offering exceptional family accommodation with classic charm and modern functionality.
- Impressive 20-foot double aspect living room with patio doors opening onto the rear garden for seamless indoor-outdoor living.
- Well-appointed kitchen diner with separate utility room, side door access, and ground floor WC for added convenience.
- Three generous double bedrooms including master with en-suite, plus family bathroom, all designed to maximize space and light.
- South-facing rear garden capturing all-day sunshine, perfect for outdoor dining and relaxation.
- Generous driveway parking, gas central heating, double glazing throughout, and available with no upward chain.



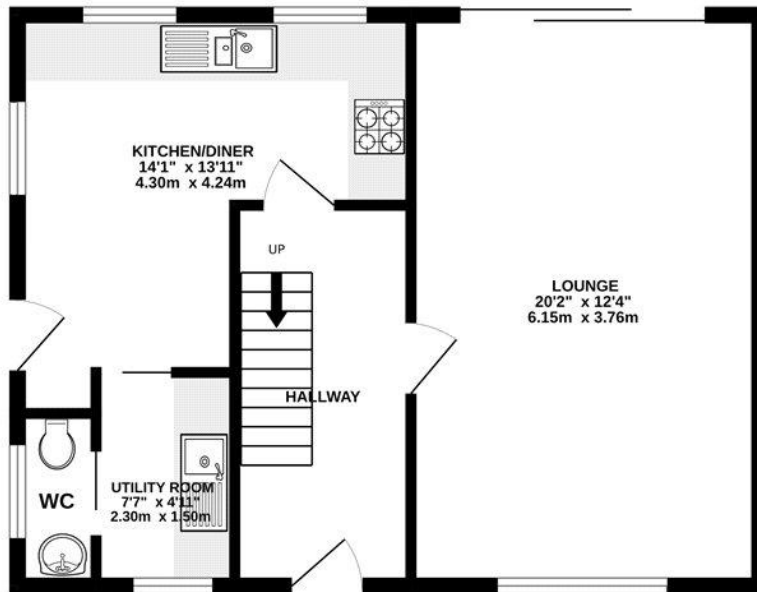




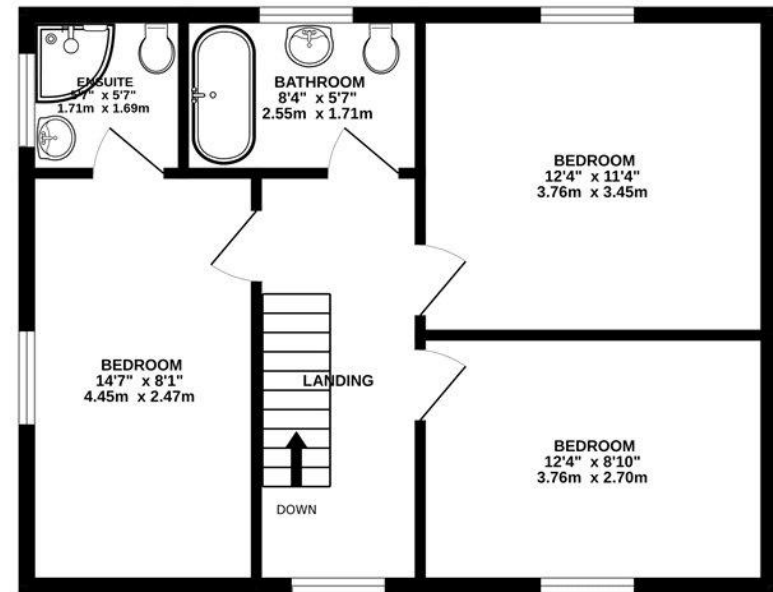




GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025